

Wenatchee Housing Code Update

Planning Commission Meeting
September 18, 2019

Draft Zoning and
Design Guidelines



August 16 Draft - Products

Zoning Code Components

- 10.08 Definitions
- 10.10 District Use Chart
- 10.46 Development Standards Charts
- 10.47 Residential Use Standards (*new*)
- 10.48 General Development Regulations
- 10.62 Landscaping and Screening
- Misc. Title 10 Code Changes
- 10.11-40 (Districts/Standards)
- Universal changes

- Edits per July input
- Vetting/internal consistency edits
- Design guidelines integration/consistency

Residential Design Guidelines

- Edits per July input
- Vetting/internal consistency edits
- Code integration/consistency

PERMITTED USES

WENATCHEE·PERMITTED·RESIDENTIAL·USES:· EDITS·TO·CHAPTER·10.10¶ Draft·September·18,·2019¶

¶

NOTES:·¶

- Only·those·sections/subsections·with·proposed·changes·are·shown.¶
- Proposed·changes·are·tracked.¶
- WCC·cross-references·below·are·proposed·new·code·numbers¶

· 10.10.020·District·use·chart.·See·also·referenced·code·sections.¶

District·Use·Chart¶

+

Uses	Commercial Districts					Mixed-Use Districts			Residential Districts					Overlay Zones						
	CBD	NWBD	SWBD	CN	I	WMU	OMU	RMU	RF	RS	RL	RM	RH	HEO	CSO	MRC	IO	PO	RRO	
Residential (Most residential developments are also subject to the Residential Design Guidelines)																				
Single-family dwelling (WCC 10.47.040)	~	P ₁₂	P ₁₂	P ₁₂	~	~	P ₁₁	P	P	P	P	P	P ₁₂	~	~	P	~	~	~	
Single-family cluster (WCC 10.47.050)	~	~	~	~	~	~	~	~	~	P	P	P	~	~	~	~	~	~	~	
Single-family courtyard (WCC 10.47.060)	~	~	~																	
Cottage housing (WCC 10.47.070-.080)	~	~	~													P	~	~	~	
Duplex (WCC 10.47.090)	~	P ₁₂	P ₁₂													P	~	~	~	
One-to-two-unit dwellings	P ₁	P ₁	P ₁													P	~	P ₁	P ₁	
Courtyard housing																				

Per public input and discussion at the last PC meeting – and since market conditions have, and are likely to continue to limit the development of very much single family development, the project team recommends simply making single family a permitted use without the footnote

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WENATCHEE DEVELOPMENT STANDARDS CHART

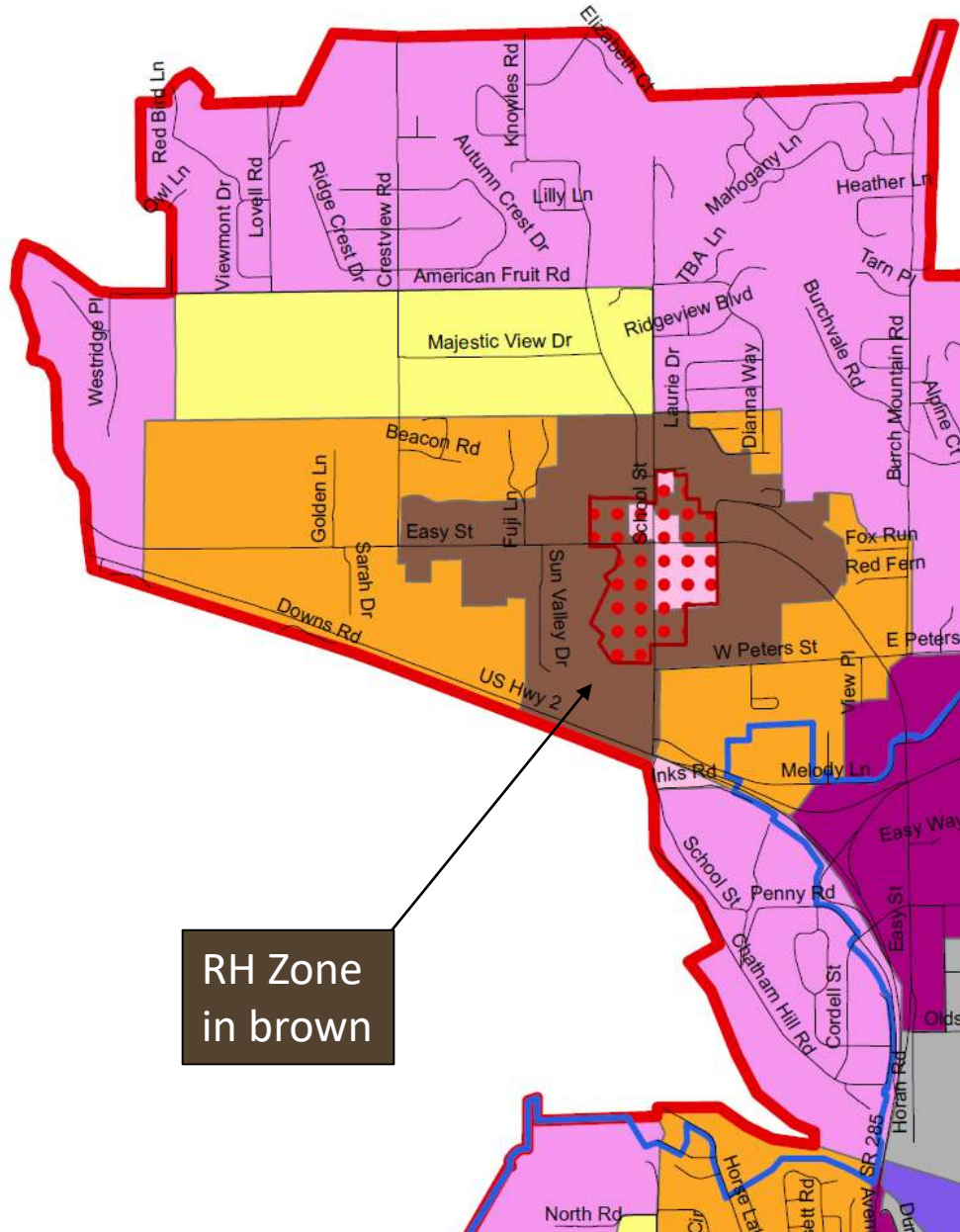
UPDATED CHAPTER 10.46

Draft August 16, 2019

Standard	RS	RL	RM	RH	RF	Conditions/ Exceptions/ Reference
Side - minimum	5 feet from the side property line	5 feet from the side property line	5 feet from the side property line	6 feet from the side property line	10 feet from the side property line	WCC 10.46.090(4)
Internal - minimum	10 feet N/A	10 feet N/A	10 feet N/A			
Building & Density Standards						
Maximum building height	30 feet* (see WCC 10.46.090 step-back requirements)	30 feet (see WCC 10.46.090 step-back requirements)	35 0 feet	4 stories above grade and 60 feet	30 feet	WCC 10.46.090
Maximum lot coverage	40%	45%	55%	55%	20%	WCC 10.46.100
Duplexes, townhouses	50%	55%	55%	55%	N/A	(x) WCC 10.46.100
(b) For those portions of the RH zone north of the Wenatchee River, the maximum building height shall be 35 feet.						
Maximum density Maximum Primary Units	6 dwelling units per acre 1 dwelling unit per lot	8 dwelling units per acre 1 dwelling unit per lot	20 dwelling units per acre 2 dwelling units per lot	40 dwelling units per acre 25 dwelling units per acre	1 dwelling unit per lot	WCC 10.46.110

To match policies in the Comp Plan for the Sunnyside Area

RH Zone building heights in Sunnyslope



OK



OK



NO





2

U.S. Rte 2

© 2018 Google

Google Earth

WENATCHEE DEVELOPMENT STANDARDS CHART

UPDATED CHAPTER 10.46

Draft August 16, 2019

Standard	RS	RL	RM	RH	RF	Conditions/ Exceptions/ Reference
Side - minimum	5 feet from the side property line	5 feet from the side property line	5 feet from the side property line	6 feet from the side property line	10 feet from	<u>WCC 10.46.080(4)</u>
Internal - minimum	<u>10 feet</u> N/A	<u>10 feet</u> N/A	<u>10 feet</u> N/A			
Building & Density Standards						
Maximum building height	30 feet* (see WCC 10.46.090 step-back requirements)	30 feet (see WCC 10.46.090 step-back requirements)	35 50 feet			
Maximum lot coverage	40%	45%	55%			
<u>Duplexes, townhouses & multifamily</u>	<u>50%</u>	<u>55%</u>	<u>55%</u>			
Cluster lots	<u>55%</u> 50	55%	N/A	N/A	N/A	
<u>Maximum density</u> Maximum Primary Units	<u>6 dwelling units per acre</u> <u>1 dwelling unit per lot</u>	<u>8 dwelling units per acre</u> <u>1 dwelling unit per lot</u>	<u>20 dwelling units per acre</u> <u>2 dwelling units per lot</u>	<u>40 dwelling units per acre</u> <u>25 dwelling units per acre</u>	1 dwelling unit per lot	<u>WCC 10.46.110</u>

Task Force has some discussion on density – particularly in the RM and RH – we feel these numbers are appropriate given the existing/desired context and height limits



Visualizing Compatible Density

April 10, 2017 by [Bob Bengford](#)
Category: [Planning Advisor](#) , [Design](#)



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September 2017 ▾

GO

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BLOG

GMA at 25: Looking Back, Looking Forward



IN FOCUS

Thus, some clarification on what density looks like.....

<http://mrsc.org/Home/Stay-Informed/MRSC-Insight/April-2017/Visualizing-Compatible-Density.aspx>

Mixed-housing types, Issaquah Highlands:
9.3 du/ac (gross)



LionsGate Townhomes, Redmond:

34 du/ac (net)



Everett examples:

21-25 du/ac



Everett examples:

29 du/ac



Everett examples:

45-64 du/ac



Everett examples:

85-156 du/ac



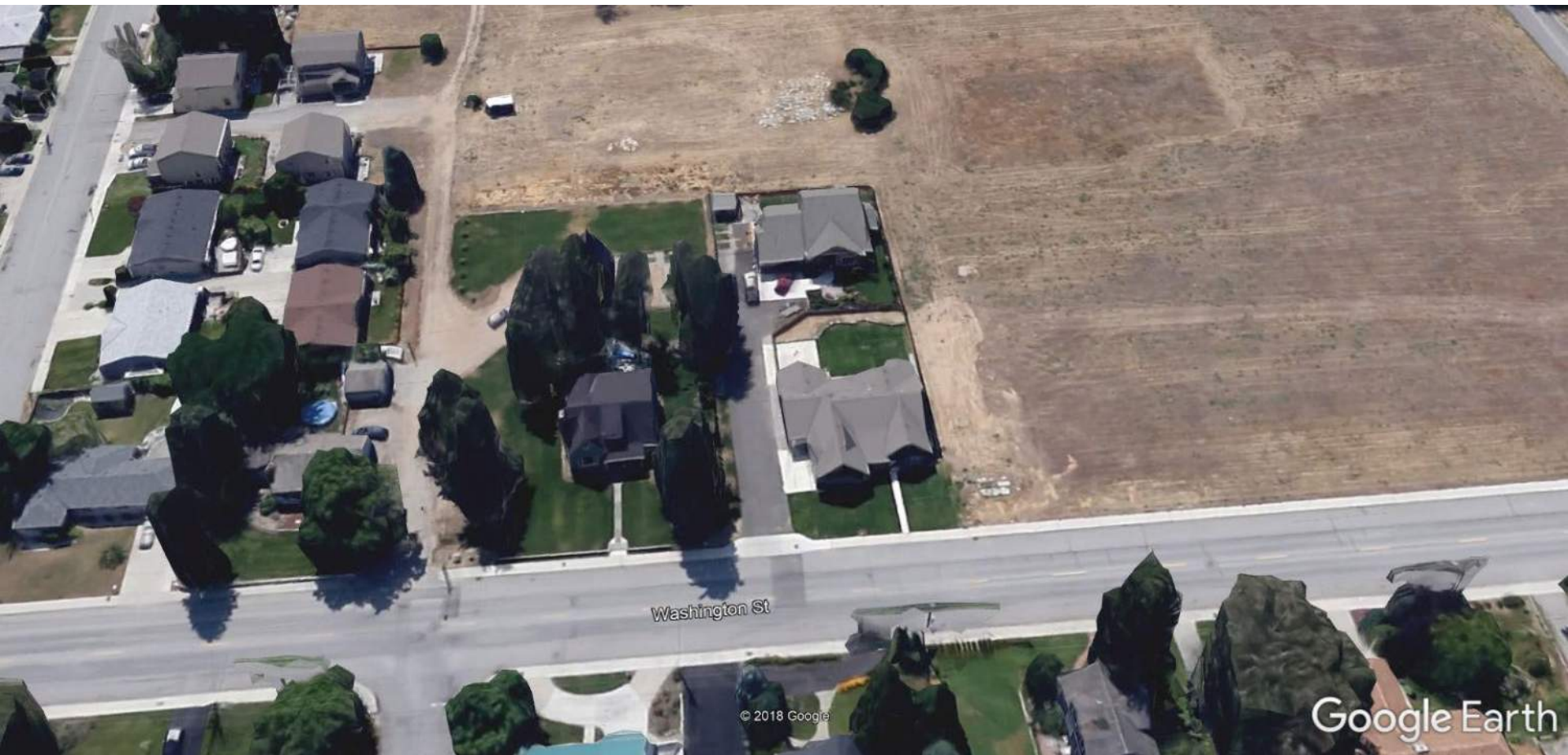
Everett examples:

Over 160 du/ac



Question – can you do multiple single family dwellings on one lot?

Existing draft needed some clarification on this.....



Question – can you do multiple single family dwellings on one lot?

Suggested edits.....

10.47.040 Single family dwellings (NEW).

- (f) Multiple single family dwellings on one lot. Multiple single family dwellings may be placed on one lot provided the dwellings are located and designed in a manner so that the lot could be subdivided in the future and meet applicable lot dimensions, setbacks, and lot coverage standards applicable to the zoning district and other applicable standards in this section.

Question – can you do multiple single family dwellings on one lot?

10.46.020 Residential development chart.

General Dimensional Standards. See Section 10.46.060-110 for measurement methods and Section 10.47 for more specific standards with respect to specific residence types. Where these standards conflict with Section 10.47, the City shall determine which requirement applies. Note that the column indicating conditions/exceptions/references is not all inclusive. There may be other conditions in WCC.

Standard	RS	RL	RM	RH	RF	Conditions/ Exceptions/ Reference
Minimum Lot Dimensions						
Lot area	7,250sf, except 10,000sf for a duplex	5,500sf, except 8,000sf for a duplex	3,000sf, except 4,500sf for a duplex	3,000sf, except 4,000sf for a duplex	20,000sf	WCC 10.46.060
Cluster subdivision lot	3,600sf	3,000sf	N/A	N/A		WCC 10.47.050
Lot width	70 feet	50 feet	30 feet	30 feet	100 feet	WCC 10.46.070
Lot with alley access	50 feet	30 feet	25 feet	25 feet	100 feet	
Cluster subdivision lot	50 feet	30 feet	N/A	N/A	N/A	
Lot depth	100 feet	98 0 feet	80-65 feet	67 0 feet	150 feet	WCC 10.46.070
Cluster subdivision lot	80 feet	60 feet	N/A	N/A	N/A	

the building heights calculated between the facades is approximately equal to or less than the maximum permitted building height. Building elevations on the downhill side of the building must not exceed the maximum height of the zone, except for parapets as set forth in subsection (5)(b)(ii).

Sloping site example:
Mission Street



We updated height measurement alternatives and presented to PC but didn't get into discussion. We invite AC comments / preferences on these options

10.46.090 Building height calculations, exceptions, and modifications. (new section)

(1) Building height calculations:

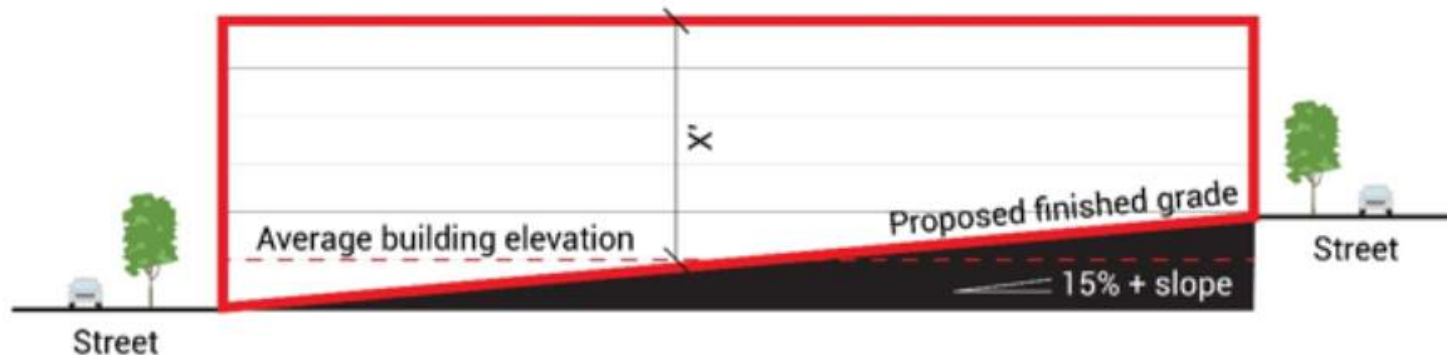
- (a) Building height, except where otherwise noted, is measured to the highest point of a flat roof or the mean height between the eaves and ridge of a pitched roof from the average elevation of the proposed finished grade adjacent, within two feet, to the building foundation.

Figure 10.46.090

Acceptable and unacceptable building height designs on sloping sites.

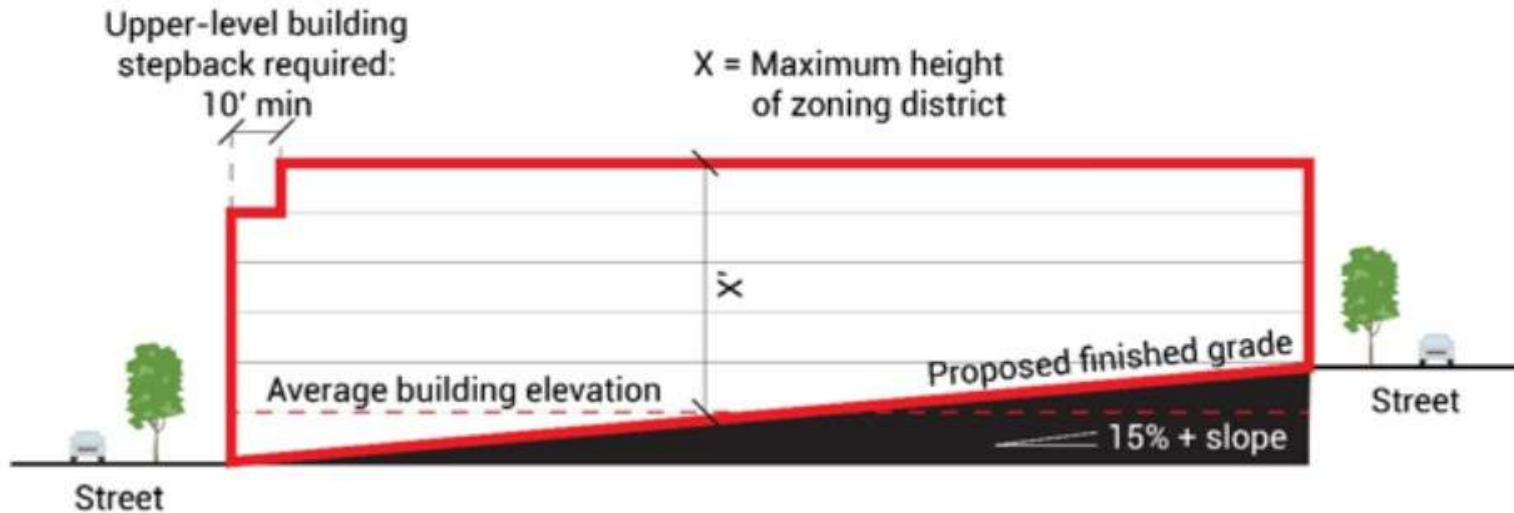
Height Measurement - Existing Code Approach

X = Maximum height
of zoning district



the building heights calculated between the setbacks is approximately equal to or less than the maximum permitted building height. Building elevations on the downhill side of the

Height Measurement - Alternative 2



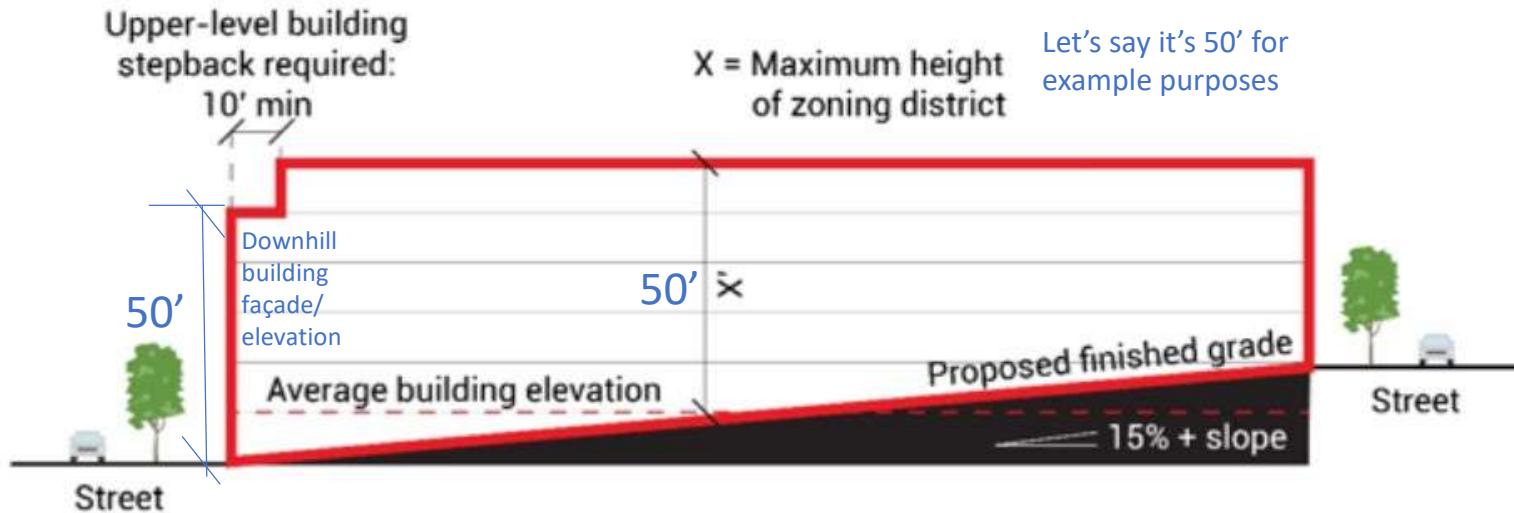
Task Force liked this option – but wanted more details.....
.....see next page

Stepback example



the building heights calculated between the facades is approximately equal to or less than the maximum permitted building height. Building elevations on the downhill side of the

Height Measurement - Alternative 2



So – if the height limit is 50' – then the downhill building façade/elevation may only go up to 50' in this alternative (whereas they could otherwise go up to 60' or higher). To get to the maximum building height – they would just need to integrate a 10' stepback to get to their maximum....

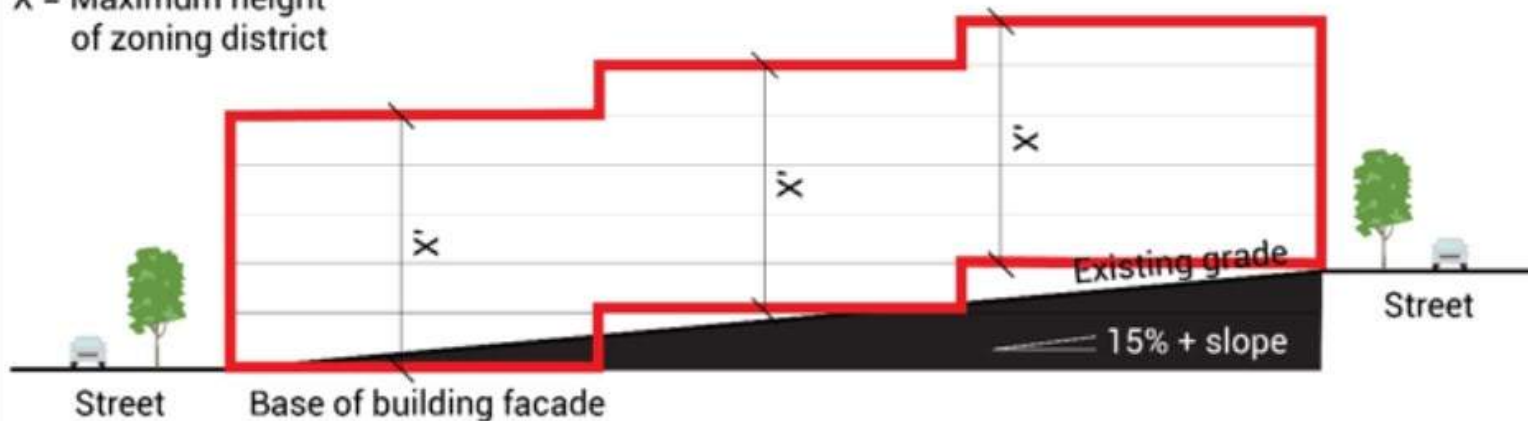
Stepback example



the maximum permitted building height. Building elevations on the downhill side of the building must not exceed the maximum height of the zone, except for parapets as set forth in subsection (5)(b)(ii).

Height Measurement - Alternative 3

X = Maximum height
of zoning district





This is a case study in Mercer Island that Bob noted – the downhill side of building on the left/below is one-story taller than all other downtown buildings – due to the way height was measured – ultimately the city adopted the “b.alt 2” concept to measure height on sloping lots to avoid this scenario in the future

Example of where/why b.alt 2 was produced.....

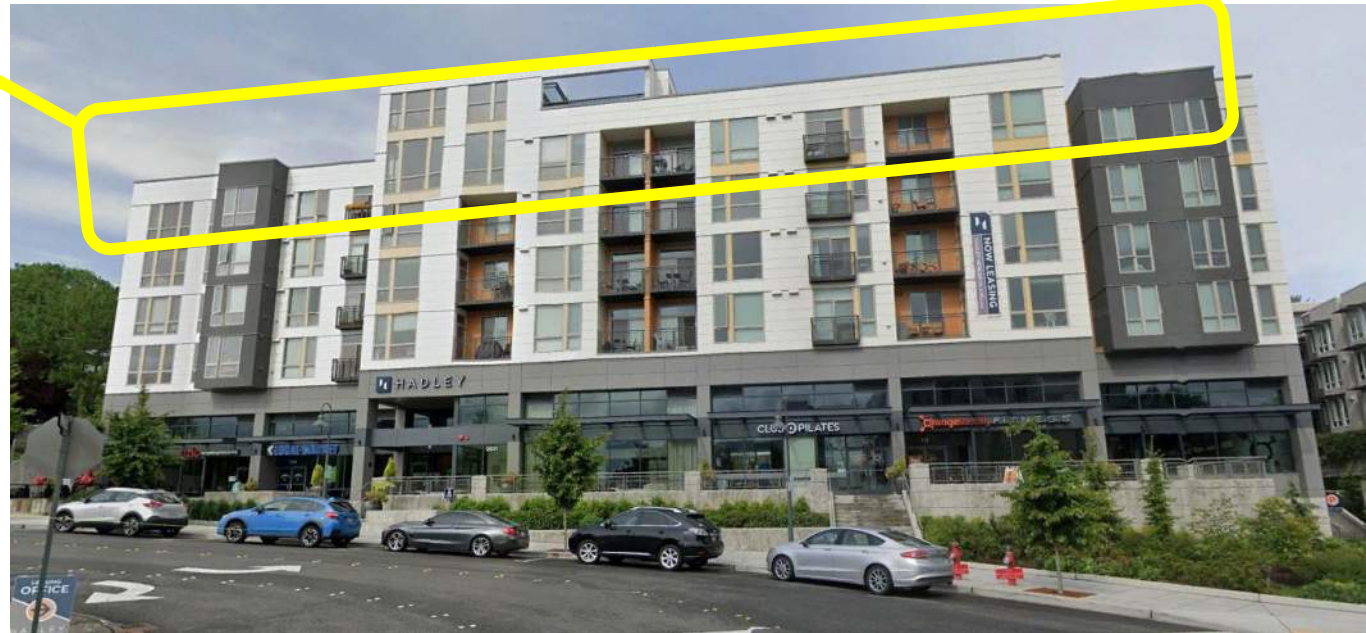
5-story limit – but this façade is taller than all other buildings due to sloping site and height measurement



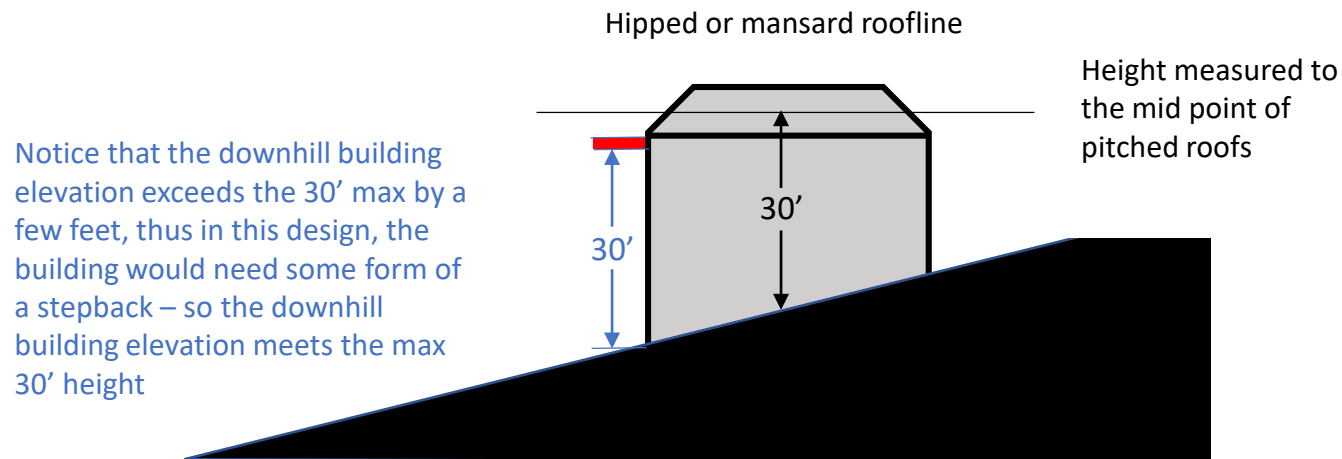
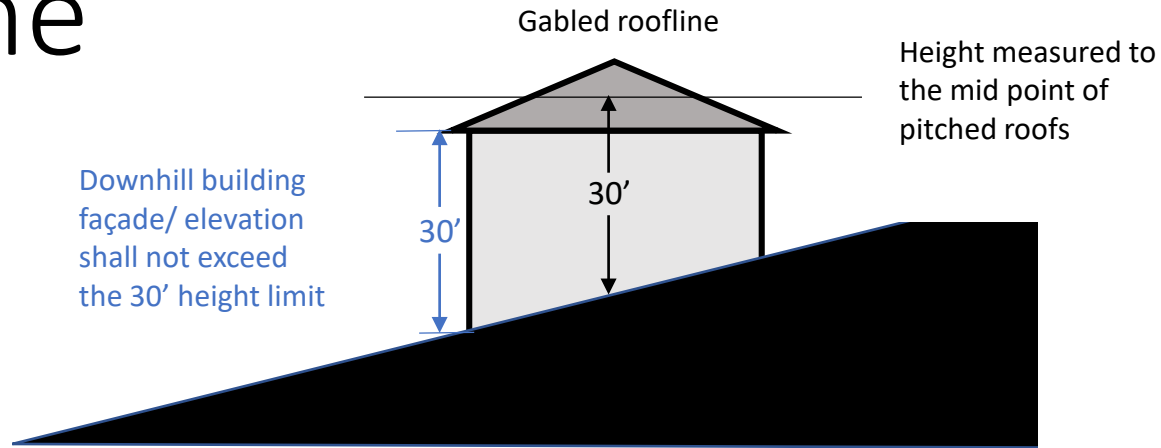
Example
upper
level
stepback



Under alternative 1 –
they would just need to
stepback the top floor
by ten feet – to reduce
the apparent bulk

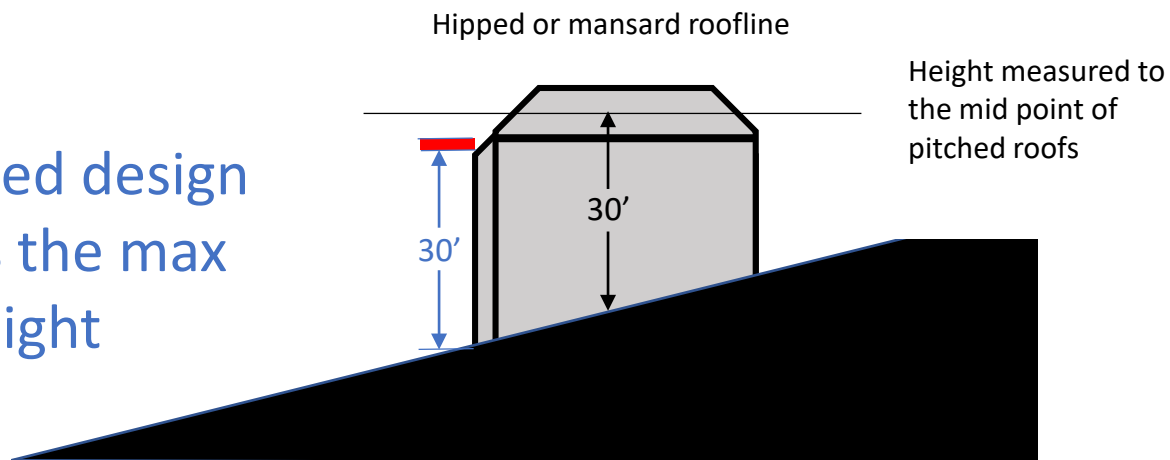


RL Zone



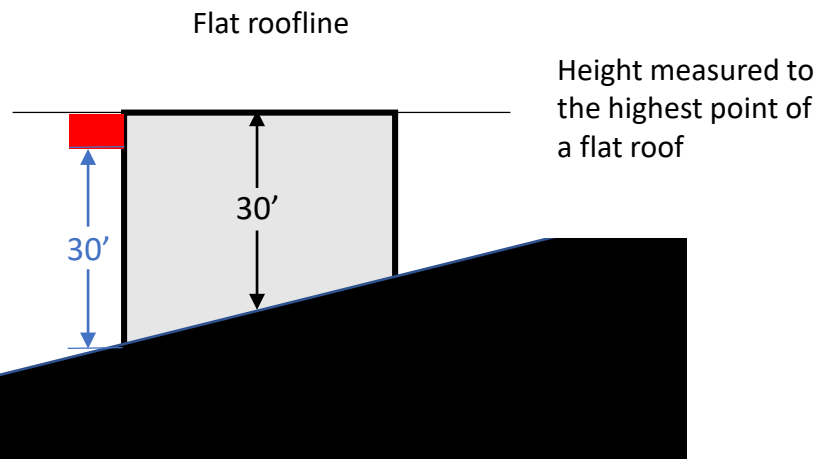
RL Zone

Updated design
meets the max
30' height



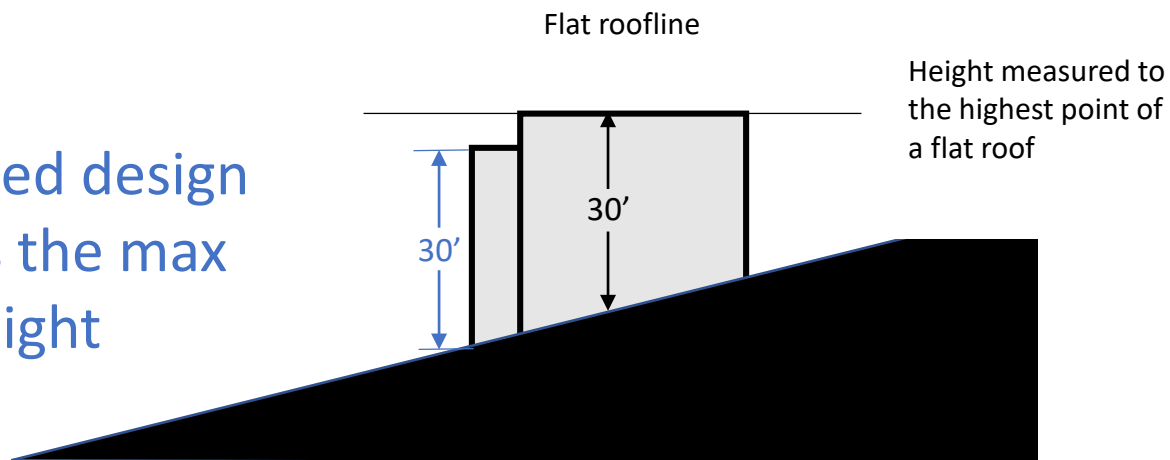
RL Zone

Notice that the downhill building elevation exceeds the 30' max by several feet, thus in this design, the building would need some form of a stepback – so the downhill building elevation meets the max 30' height



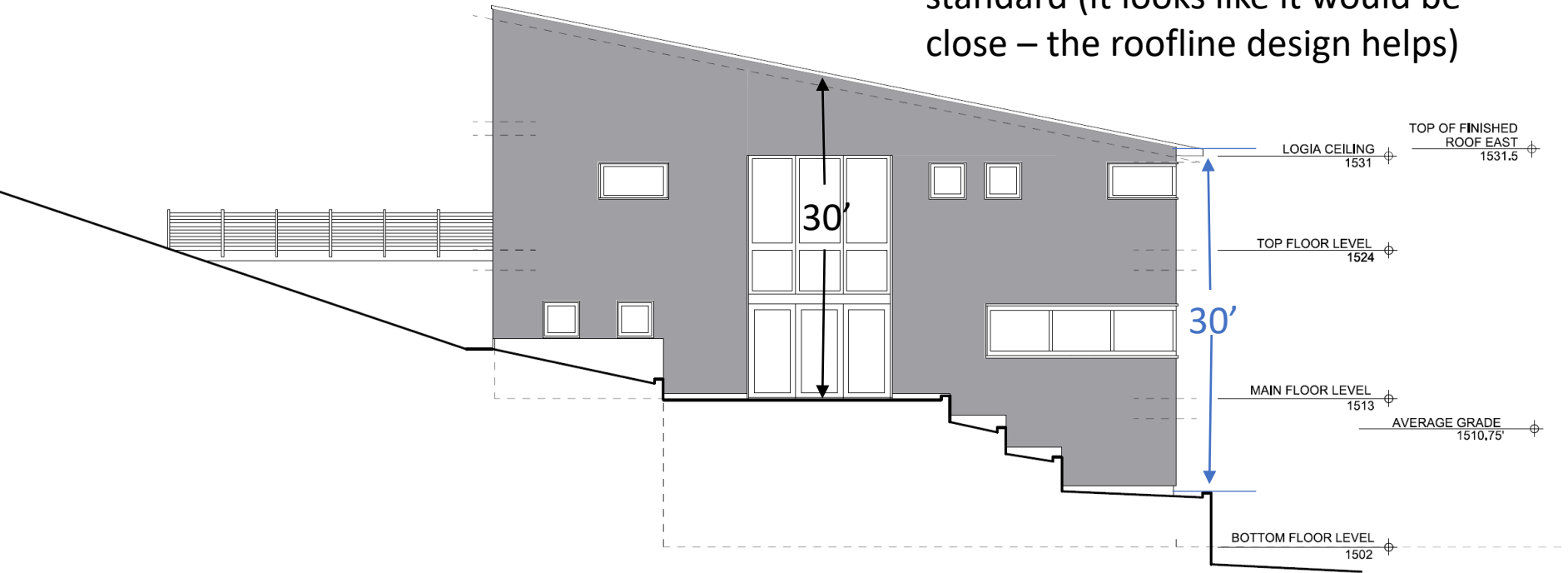
RL Zone

Updated design
meets the max
30' height



RL Zone

Assuming this building is 30' tall at the midpoint here, as long as the elevation on the downslope is no greater than 30' – then it meets this standard (it looks like it would be close – the roofline design helps)



South Elevation

Scale 1'-0" = 1/8"

Height Transitions between higher and lower height zones

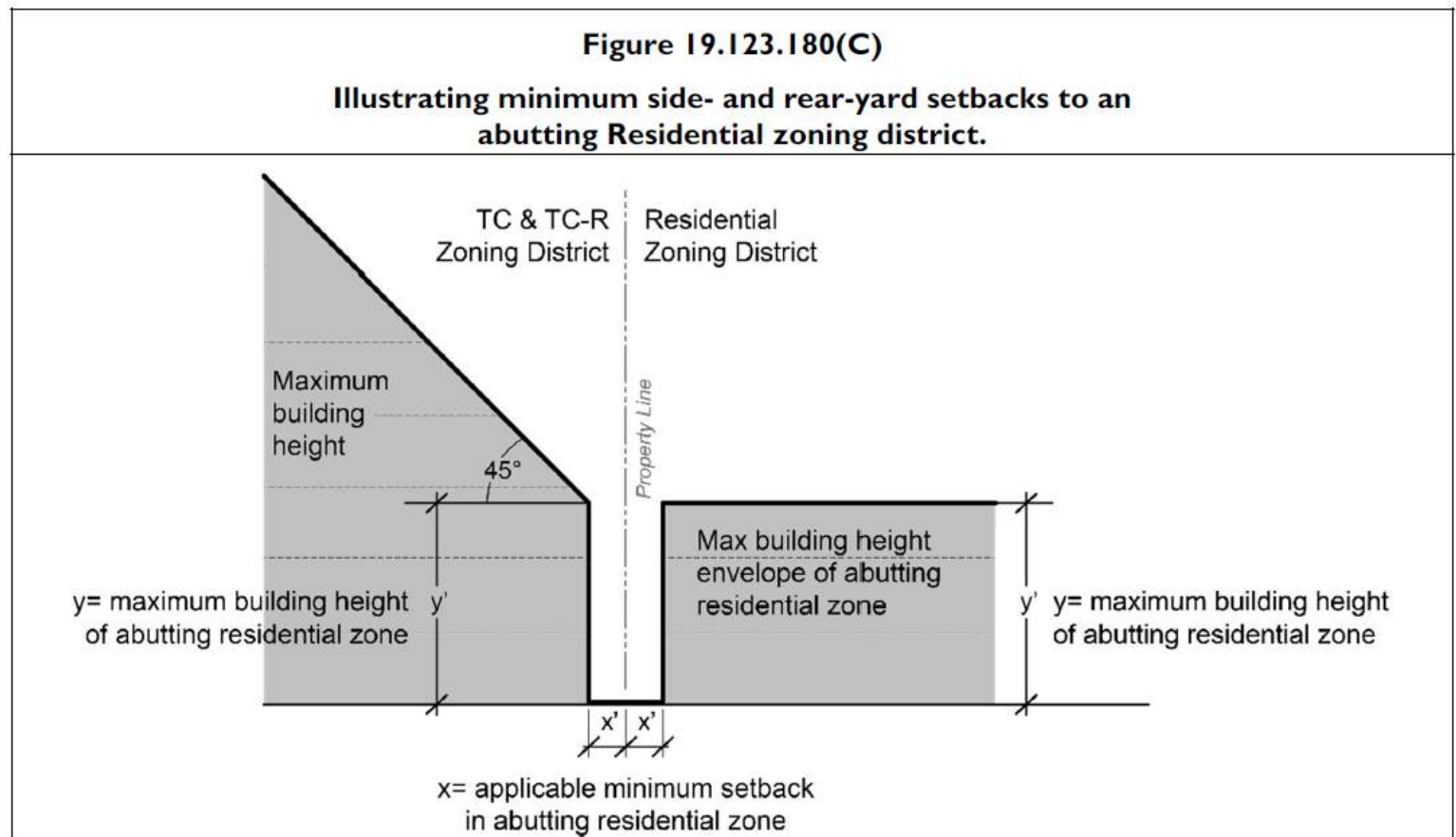
(existing draft provisions)

- (f) In the OMU, RMU, CN, NWBD and SWBD zones where the rear setback abuts a residential zone, the minimum rear setback shall be the same as the minimum rear setback of the abutting zone.
- (4) Side setbacks.
 - (a) Eaves, cornices, awnings or other architectural projections may project two feet into required side setback.
 - (b) Accessory structures may observe a three-foot setback in the side setback; provided, that no projections (eaves, etc.) are allowed within three feet of a property line and that no combination of structures extends more than 50 percent of the horizontal distance of the side property line.
 - (c) Residential accessory structures may observe a zero setback where the side property line is adjacent to an alley, provided the structure covers less than 50 percent of the side property line and is no greater than 20 feet in height.
 - (d) In the OMU zone, when abutting the RS, RL, or RM zone, the minimum setback must increase by one-foot for every two feet of additional building height over 20 feet.
 - (e) In the CBD, NWBD, SWBD, and I zones where the side setback abuts a residential zone, the minimum side setback shall be the same as the minimum side setback of the abutting zone.
 - (f) In the CBD, NWBD, SWBD, and I zones where the side setback abuts a residential zone, the minimum setback shall be increased by one foot for each one foot the proposed structure exceeds the maximum height of the abutting residential zone.

Alternative Approach for consideration.....

- C. Special setback/building height standards for sites abutting residential zones.** For sites abutting a residential zone, the side- and rear-yard setback must be the same as the applicable residential zoning district, up to the maximum height limit of the applicable residential zoning district, above which the minimum side yard setback must increase at a 45-degree angle inward up to the maximum height of the applicable TC-zoning district. See Figure 19.123.180(C) for an illustration.

*From
Mountlake
Town Center
draft
regulations*



Design Guidelines Proposal



DESIGN GUIDELINES

Augment Zoning Code provisions

Apply to all residential and mixed-use development except:

- Single family residence on a standard lot unless the guideline requirement is referenced in the zoning code.
- Accessory Dwelling units (ADUs) and Detached Accessory Dwelling Units. (DADUs)

DESIGN GUIDELINES, cont.

Organized according to design process

1. First the big elements – site planning
2. Second, the site details and landscape elements
3. Third: building design

B.1.5. Townhouses

Townhouses

Description: A single form onto a street or common one wall – and a proper Townhouses are typically units. See WCC 10.47.110

Design Characteristics:

- Townhouses generally multiple stories.
- Townhouses may be street or configured pathway.
- The front facade of modulation to break
- Front yards of town

Advantages:

- Added density and
- Usually individually
- Can provide an ind
- Can provide a plea between public right

Design Considerations:

- Because of townhouse important that drive the main street are do not dominate the preferred).
- If the front townhouse public street, the ground or set back from the privacy.
- Building elements, reduce the building
- The color or detailing to add individual id

B.1.6. Courtyard Housing

Courtyard Housing

Description: Multifamily dwellings with a courtyard, pathway with landscape

Design Characteristics:

- Generally, the units are
- The central open space with a garden or landscape space with, for example,

Advantages:

- Allows higher densities
- Offers a unique residential
- The open space can be

Design Considerations:

- The design of the open space between public open space around the units are very
- Impacts of parking should
- The complex should present

Reference: See also WCC 10.

B.1.7. Multifamily

Multifamily

Description: Buildings with three or more attached units. Such buildings may have common or individual entrances and could be rental apartments or condominiums.

Design Characteristics:

- Generally aligned parallel to the street front but may be arranged around an internal courtyard. See courtyards or condos above.
- Upper story facades include elements such as balconies, modulation, and clusters of windows to break up the building's massing.

Advantages:

- Offers higher density and amenities such as a roof deck, views, etc.
- Generally, more affordable than other housing types.
- Appropriate in places where a less established residential neighborhood context is offset by convenience and internal amenities.

Design Considerations:

- Measures should be taken to ensure livability of dwelling units at or near grade.
- The front facade of the building should incorporate building elements, articulation, attractive materials, and details.
- The front yard landscaping should provide privacy to ground floor units and screen parking, as well as add to a usable streetscape.
- Some residential open space should be provided. This may take many forms (outdoor courtyard or other open space, roof deck, balconies, exercise room, etc.).
- The entry(s) should be welcoming and secure.
- The privacy and solar access of neighboring residences in adjacent lower intensity zones should be protected by building setbacks and upper story step-backs, if necessary.

Reference: See also WCC 10.47.130.



In the Introduction, "informational" sheets on each applicable housing types....

SITE PLANNING:



C. Site Planning

C.1. Relationship to Street Fronts and Common Pathways

INTENT:

- To provide for the privacy, comfort, and livability of the residential units.
- To provide an attractive streetscape.
- To allow for friendly communication between residents in an outdoor space and pedestrians on the sidewalk.
- To provide an inviting entry into the units.
- To foster pedestrian-oriented businesses and activities in mixed-use buildings and pedestrian-oriented streets.

GUIDELINES:

C.1.1. Ground-related units facing streets, common pathways or common spaces.

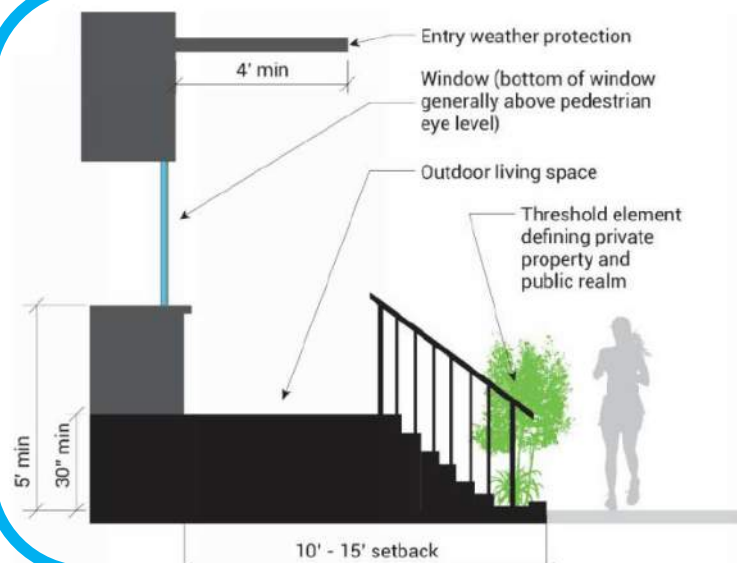
- a. **Applicability:** This guideline applies to all ground related residential units facing a public street or common pathway or common open space within a development. "Ground related residential units" or ground floor residential units means residential units such as townhouses, ground floor apartments, ground floor duplex units, cottage housing, etc. which face a public street or common pathway or common open space within a development. Units that have their ground floors within 3 feet above or below the walkway or open space grade. Units that have pedestrian access directly from a street or common pathway without passing through a lobby or room are also ground related units.



Figure C.1.a. Desirable ground related residential example with raised unit, large porch and small porches to enhance privacy while providing a welcoming streetscape. Similarly, these measures add privacy and a sense of community in units facing a common pathway or open space such as cottage housing complexes and courtyard apartments (left).

- b. **Street access.** Ground-related residences fronting a street or common pathway shall all have individual ground-related entries accessible from the street or pathway. Units situated around a courtyard or on another common open space shall feature entrances to those elements.

- c. **Setback or elevate units for privacy.** Provide for internal privacy for people living in the ground related units through all of the measures as follows. Reduced setbacks (where allowed by WCC Chapter 10.46) warrant greater pro-active design treatments to create an attractive and effective transition between the public and private realms.
- i. Setback ground level residences at least 5 feet from a public right of way (or from a common open space or pathway if the residence is adjacent to either of those features). If the front façade is 10-15 feet from the street ROW, pathway or open space grade and elevate the ground floor unit at least 30 inches above grade and elevate the bottom of ground floor windows facing the street at least 5 feet above grade. If the front façade is 5-10 feet from the street ROW, pathway or open space grade and elevate the ground floor unit at least 3 feet above grade and elevate the bottom of ground floor windows facing the street at least 6 feet above grade.



The above provisions apply to ground-level residential frontages with 10-15' setbacks. The below provisions apply to ground-level residential frontages with setbacks less than 10'.



Figure C.1.c. The above images show ground-level residential frontages with setbacks of approximately 10 feet (left image) and 5 feet (right image) along different street frontages for this corner apartment building. These ground level units all have their own private unit access from the sidewalk and are elevated above the sidewalk to enhance the privacy to the units. The landscaping elements, brick posts, split-faced concrete block stoop walls, and black metal railings help to provide an attractive and effective transition between the public and private realm within the adjacent dwelling units.

SITE DESIGN ELEMENTS



SITE DESIGN: LIGHTING



Condition	Lighting levels in foot-candles on the ground		
	Minimum	Maximum	Preferred
Low or non-pedestrian and vehicular traffic areas, private parking lots, secure storage areas, etc.	.5	1.5	.5
Moderate pedestrian areas and building entries, most walkways, some pedestrian oriented open spaces, etc.	1	4	2
High pedestrian areas such as building entries and areas where personal security is a concern	2	4	3
Public parking lots	.5	1.5	.5

SITE DESIGN: FENCES

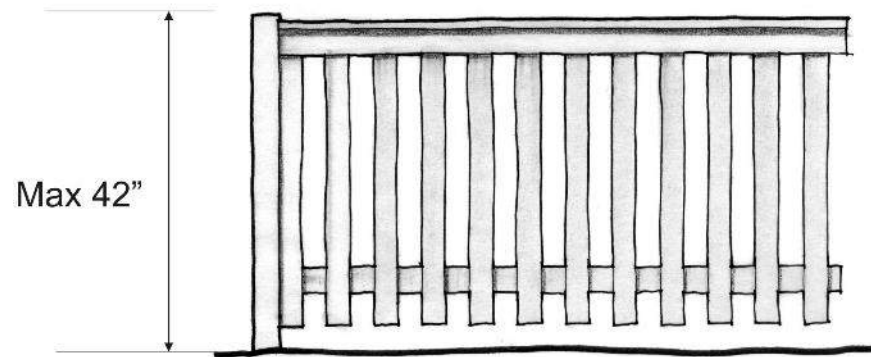


Unfriendly
and unsafe

*Good fences
make good
neighborhoods!*

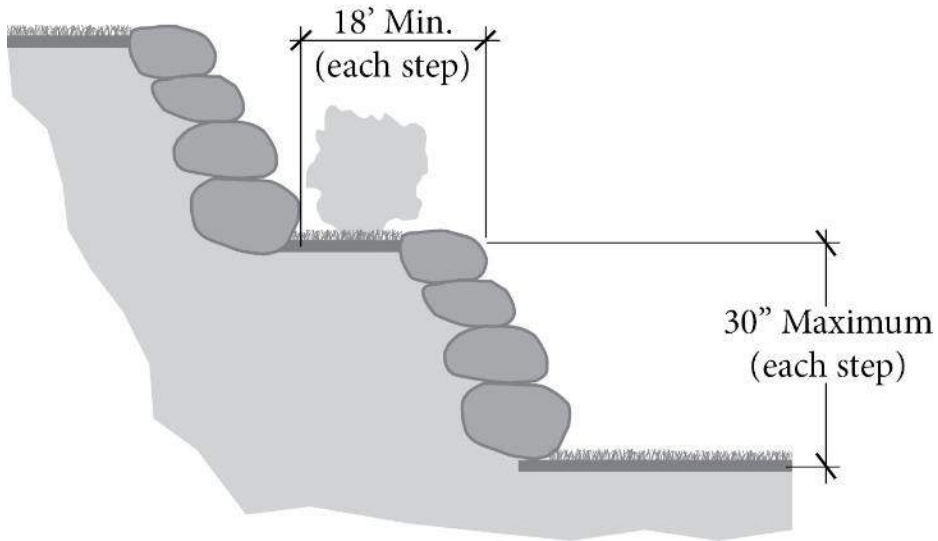


Chain link in front yard lowers value



A good example to
maintain visibility

SITE DESIGN: WALLS



BUILDING DESIGN



BUILDING DESIGN: NEIGHBORHOOD CHARACTER

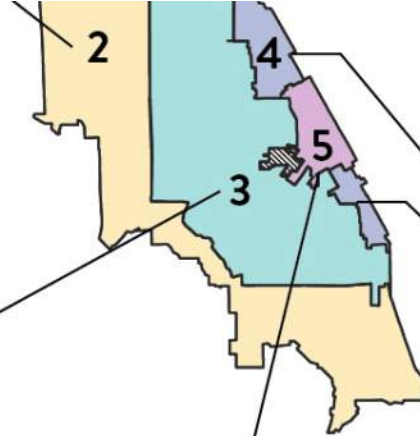
Encourage architectural elements that reinforce the local neighborhood's character.



Seattle Times
March 28, 2019

What is happening in Seattle: Big boxy houses replacing smaller houses.

BUILDING DESIGN: NEIGHBORHOOD CHARACTER



CORE RESIDENTIAL NEIGHBORHOODS

- Usable porches
- Simple roofs
- Vertical windows with details
- Traditional materials



CBD

- Mix of window types
- Enhanced entry & window details
- Ornamental building details
- Traditional & decorative materials
- Accentuated entry



NWBD, SWBD & OLD STATION

- Few existing residential buildings
- Architectural context currently undefined

TYPICAL CHARACTER AREA ARCHITECTURAL ELEMENTS



PERIMETER RESIDENTIAL NEIGHBORHOODS

- Wide street frontage
- Multiple gables
- Small entry nook
- Mixture of vertical & picture windows
- Multiple facade materials



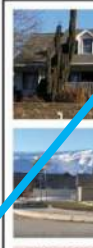
CORE RESIDENTIAL NEIGHBORHOODS

- Usable porches
- Simple roofs
- Vertical windows with details
- Traditional materials



GREATER DOWNTOWN

- Mix of window types
- Enhanced entry & window details
- Ornamental building details
- Traditional & decorative materials
- Accentuated entry



SUNNYVALE

- Pitched
- Usable
- Vertical
- Tradition



NWBD, STATION

- Wide n
- Building
- Import

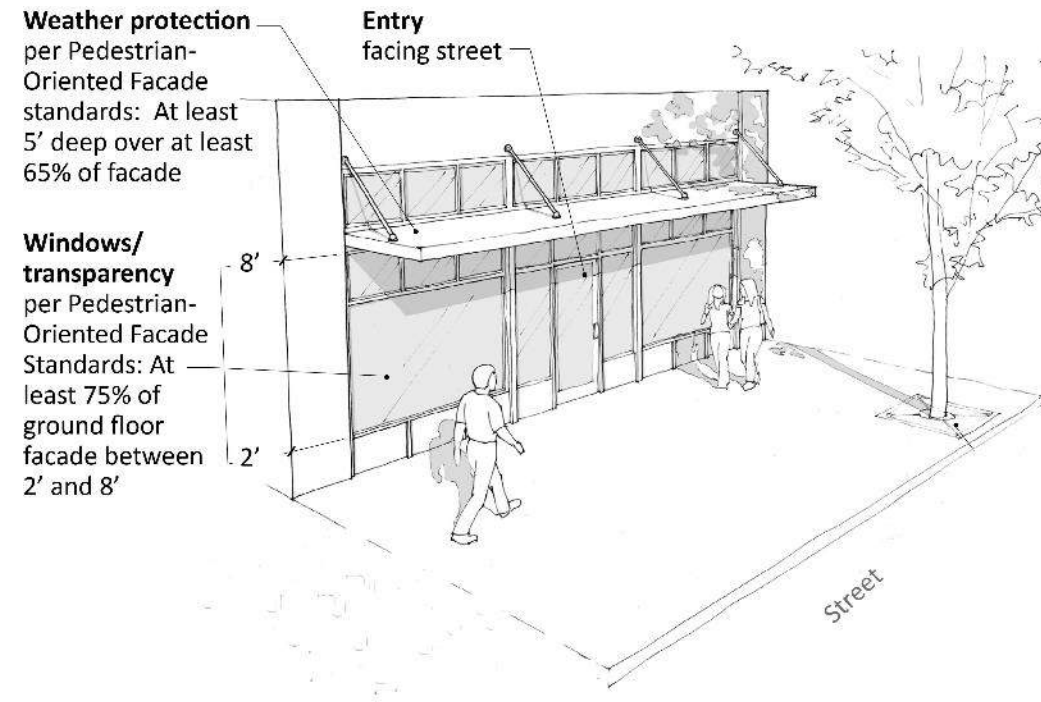
Add Waterfront as a character area!

Character Giving Architectural Elements

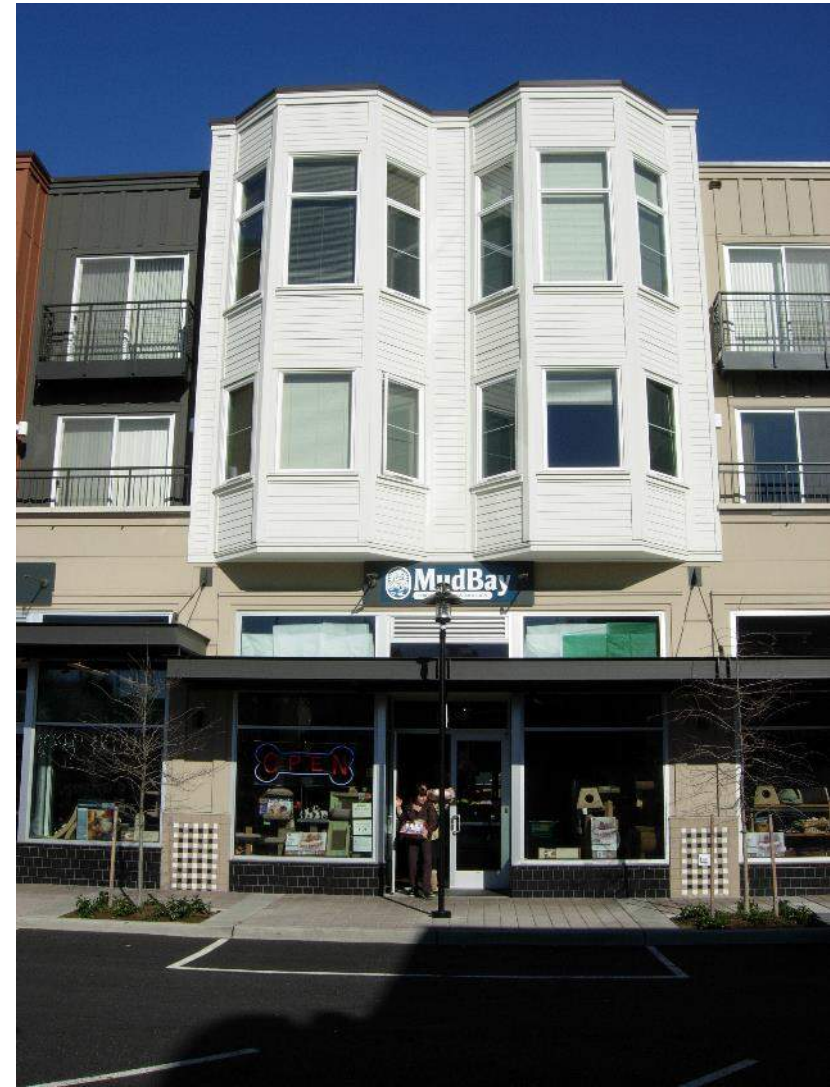
	Core Residential Neighborhoods	Perimeter Residential Neighborhoods	Sunnyvale	North and South Wenatchee Business Districts	Greater Downtown District	Waterfront
Narrow (less than 12') or no garage	●					
Multiple gables	●	●				
Horizontal building form (building wider than tall)		●	●			
Pitched roof	●	●	●			
Porch large enough for resting	●		●			
Picture windows		●	●	●	●	●
Vertical windows	●	●	●	●	●	●
Window and door details	●	●		●	●	●
Ornamental materials or details				●	●	●
Traditional building materials (brick, wood siding, wood shingles)	●	●	●	●	●	●
Wildland/Urban Interface non-flammable building materials		●	●			
Accentuated entry in a large building				●	●	●
Modulation of large façades	●	●				●
Other (as approved by the Director)*	●	●	●	●	●	●
Number of characteristics a project must include	4	4	2	3	3	3

* The applicant may propose other architectural design measures (for one of the minimum required elements). These may be features that are common in nearby residences (by providing a rationale with illustrative photos of nearby lots to the City) or may be other design

PEDESTRIAN ORIENTED FACADES



For mixed use only



BUILDING DESIGN: ENTRANCES



Figure E.5.1.a. Examples of attractive entry details including decorative weather protection features, special lighting, interesting window patterns, and special signage.

BUILDING DESIGN: WINDOWS



Figure E.5.1.b. Examples of window details. The two on the left employ trim, multiple panes and window groupings. The one on the left right provides no refinement or sense of quality.

Measures add quality through window design

REQUIREMENTS FOR SOME MATERIALS



E.6. Building Façade Materials

INTENT:

- Encourage the use of durable, high quality, and low maintenance materials to minimize maintenance cost and provide visual interest.
- Promote the use of a distinctive mix of materials to create a sense of depth and richness to the building facade.
- Place the highest priority for the quality and durability of materials on the first three building floors.

GUIDELINES:

E.6.1. Conditions for the Use of Specific Building Materials

- a. Applicability: This guideline applies to all buildings except single family residences and townhouses.
- b. Conditions for concrete only units (concrete masonry unit CMU): Concrete masonry units may be used as the primary or secondary material, provided that the Materials Chart in Section E.6.2 provides for special finishes, and colors or some other features are included to add a combination of textures and colors to the facade.

- d. Conditions for cement board panel systems (e.g.: Hardie Panel systems): Cement board paneling/siding (e.g. Hardie Panel and Plank) may be used where indicated in the Permitted Materials Chart in this section, provided that where cement board paneling/siding is the primary or secondary material, the paneling joints must be arranged in a pattern that is consistent with windows, balconies, and modulated building surfaces and must be enhanced with façade details that add visual interest from the ground level and adjacent buildings. Cement board paneling/siding may not be used on ground level facades containing non-residential uses.



The above building uses cementitious wall board in different textures and colors to help articulate the façade. The white color replicates the board and batten style in the left image and green color in the right image effectively replicates horizontal wood siding.



The wall board panels covering a large area in a single color would not meet the purpose of the standards. The right image is a better example and combines larger panels (dark maroon color) with horizontal wall board siding (beige color) as effective articulation features. Below is a similar acceptable example.

Greater flexibility with
cement panels (hardi-panels)
in core and residential areas



PERMITTED MATERIALS CHART

Legend:						
P = Permitted as a primary, secondary, or accent material.						
S = Permitted as a secondary or accent material.						
A = Permitted as an accent material.						
N = Not permitted.						
C = See details above.						
Materials	Core Res. - bottom floor	Core Res. - above first floor	Perimeter Residential	Sunnyslope	N/S Wenatchee Business Dist.	CBD
Brick, stone, masonry except for CMU	P	P	P	P	P	P
CMU, Plain	N	N	N	S	SC	SC ¹
CMU with enhancements	SC	SC	SC	SC	P	P
EIFS	N	SC	SC	SC	PC	SC
Metal siding	N	N	SC	SC	PC	PC
Cement panels (e.g.: Hardie Panels)	PC	PC	PC	SC	PC	PC
Cement panels w/ pattern (e.g.: Hardie Plank)	P	P	P	P	P	PC
Lap siding, wood shingles or similar	P	P	P	P	PS	PS
Wood panels with special finish and texture	PC	PC	PC	PC	PC	PC
Mirrored or highly reflective surfaces	N	N	N	N	AC	N
Plastic or sheet fiberglass	N	N	N	N	N	N
Ceramic tile and similar	A	A	A	A	S	S
Concrete	C	C	C	C	C	C
Stucco	C	C	C	C	C	C

